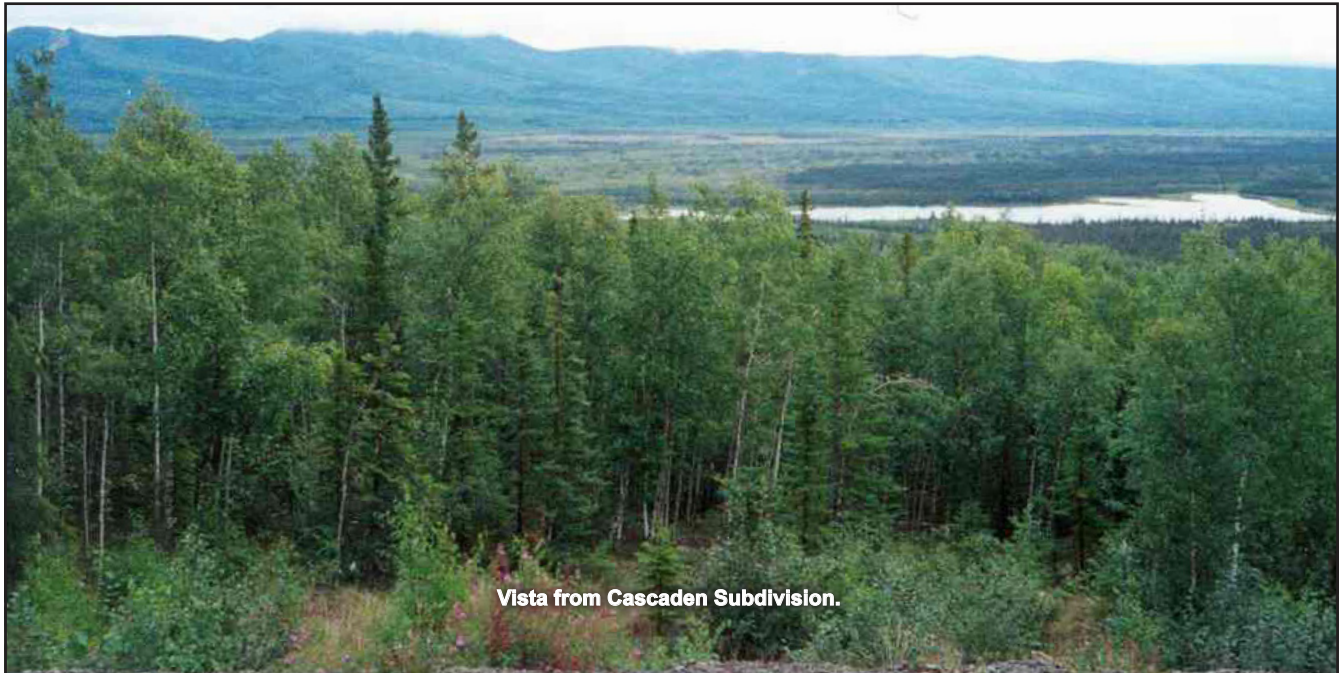




## Cascaden



Vista from Cascaden Subdivision.

Fairbanks,  
Elliott Hwy.

### LOCATION

Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and 8 miles south of Livengood, between miles 77 and 82 of the Elliott Highway.

### ACCESS

Access is from the Elliott Highway via platted rights-of-way. No lots have direct access to the Elliott Highway. Driveways must open onto the dedicated rights-of-way.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

This area does not have an incorporated local government, and is subject to State of Alaska platting authority.

### NOTES

Plat notes grant utility easements as determined necessary by the utility companies. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

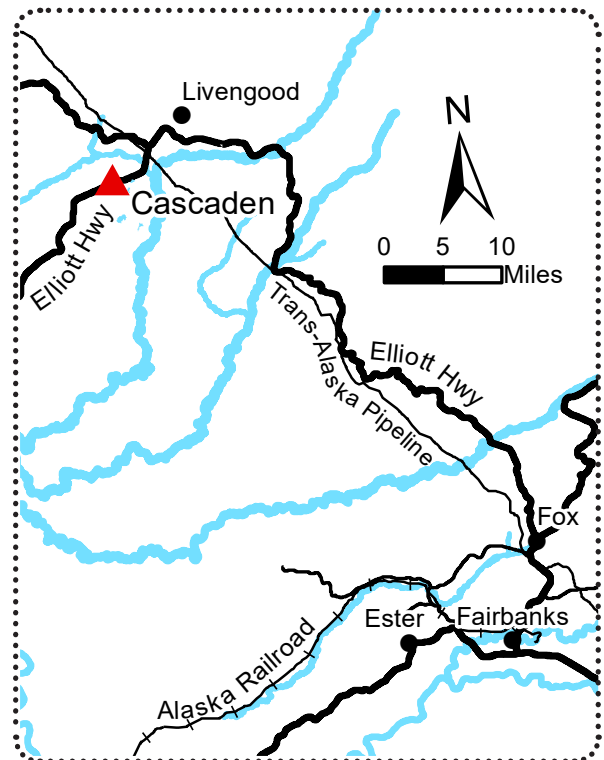
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and pedestrian access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### SURVEY & MTRS

Cascaden is survey ASLS 86-98, located in F007N006W09,10,11. The survey has been filed as plat 87-20 and is subject to EV-2-396, filed as plat 87-19 in the Fairbanks Recording District.

### RIGHT-OF-WAY STATUS

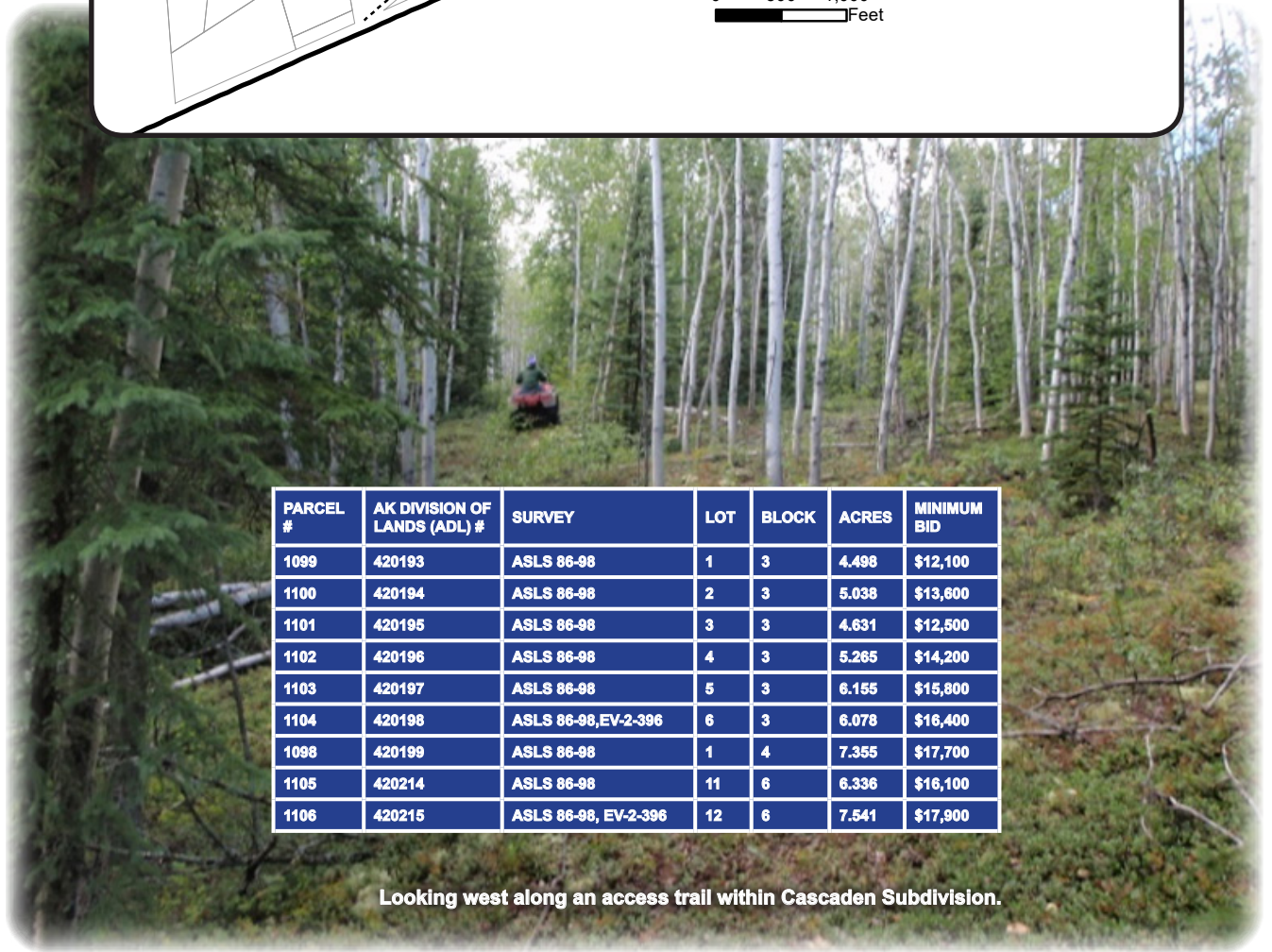
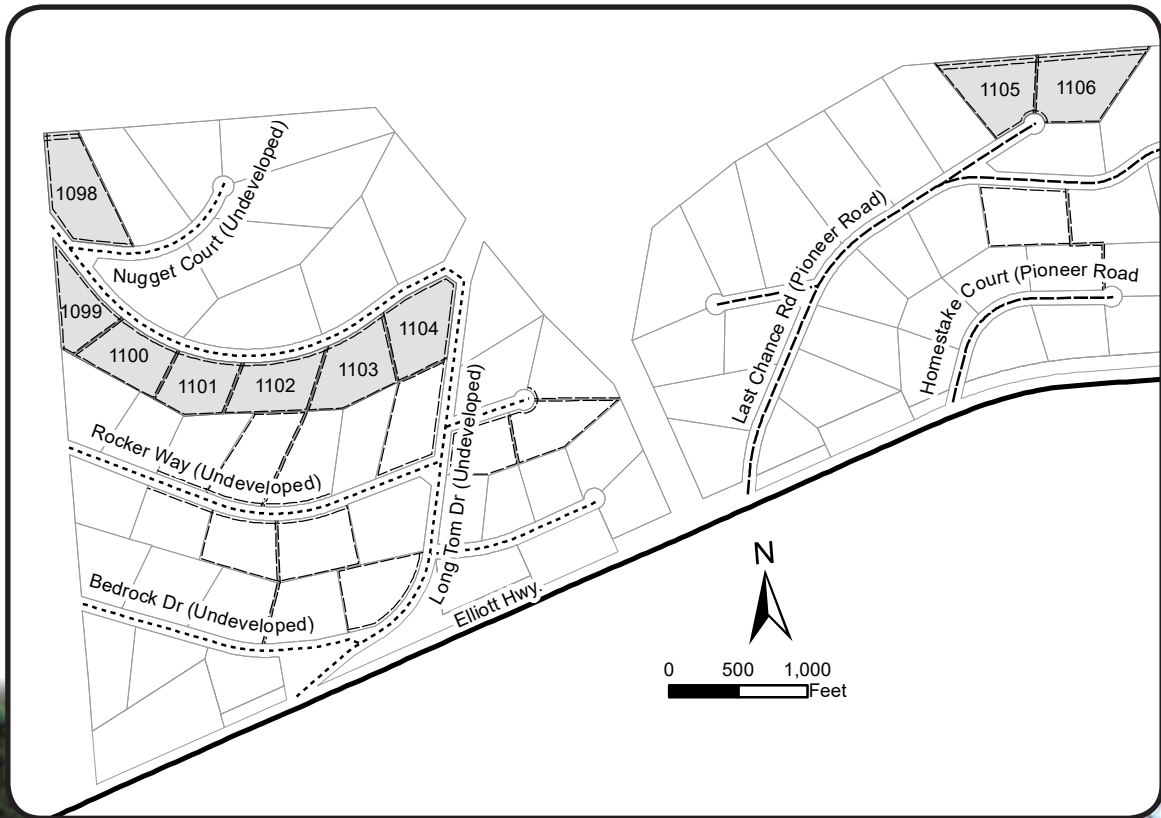
Some of the rights-of-way within the subdivision are established trails. Others are undeveloped.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



## Cascaden



| PARCEL # | AK DIVISION OF LANDS (ADL) # | SURVEY               | LOT | BLOCK | ACRES | MINIMUM BID |
|----------|------------------------------|----------------------|-----|-------|-------|-------------|
| 1099     | 420193                       | ASLS 86-98           | 1   | 3     | 4.498 | \$12,100    |
| 1100     | 420194                       | ASLS 86-98           | 2   | 3     | 5.038 | \$13,600    |
| 1101     | 420195                       | ASLS 86-98           | 3   | 3     | 4.631 | \$12,500    |
| 1102     | 420196                       | ASLS 86-98           | 4   | 3     | 5.265 | \$14,200    |
| 1103     | 420197                       | ASLS 86-98           | 5   | 3     | 6.155 | \$15,800    |
| 1104     | 420198                       | ASLS 86-98, EV-2-396 | 6   | 3     | 6.078 | \$16,400    |
| 1098     | 420199                       | ASLS 86-98           | 1   | 4     | 7.355 | \$17,700    |
| 1105     | 420214                       | ASLS 86-98           | 11  | 6     | 6.336 | \$16,100    |
| 1106     | 420215                       | ASLS 86-98, EV-2-396 | 12  | 6     | 7.541 | \$17,900    |

Looking west along an access trail within Cascaden Subdivision.

Southeast  
AKMat-Su  
RoadCopper  
River ValleySitka Valley  
RemoteSouthwest  
AKFairbanks,  
Elliott Hwy.N. Parks  
HighwayRichardson,  
AK HighwaysSteese  
HighwayInterior  
RemoteGeneral  
Information